

## I. INTRODUCTION

### A. Authority to Plan

One of the basic purposes of North Carolina's Coastal Area Management Act (CAMA) is to establish a state management plan that is capable of rational and coordinated management of coastal resources. CAMA recognizes that the key to more effective protection and use of the land and water resources of the coast is the development of a coordinated approach to resource management. CAMA provides two principal mechanisms to accomplish this purpose. First, the formulation of local land use plans articulating the objectives of local citizens and translating these objectives into future desired land use patterns; and second, the designation of areas of environmental concern for the protection of areas of statewide concern within the coastal area.

CAMA establishes a cooperative program of coastal area management between local governments and the State. Land use planning lies at the center of local government's involvement. Subchapter 7B - Land Use Planning Guidelines of the North Carolina Administrative Code, (03/06/96) were promulgated for the purpose of assisting localities with the preparation of land use plans and sets forth general standards for their review.

Both the development of local land use plans and the designation and regulation of critical resource areas contributes to rational management by encouraging local and state governments to exercise their full authorities over coastal resources and to express their management goals on a comprehensive and uniform manner. Local objectives benefit through their incorporation into a state management scheme, and the statewide objectives of resource protection and development benefit through an integrated and comprehensive management approach. It is the purpose of the state guidelines to ensure this uniformity and consistency in the local land use plans and the regulation of critical resource areas, or areas of environmental concern (AECS), through the establishment of unified policies, criteria, standards, methods, and processes.

This land use plan, when approved by the Coastal Resources Commission (CRC), will become part of the North Carolina Coastal Management Plan for the protection, preservation, orderly development, and